



1. INTRODUCTION/BACKGROUND

University Neighborhood Planning Area

The University Neighborhood, illustrated in Figure 1 - University Neighborhood Planning Area, is generally located in the northeastern portion of the City of Riverside, at the eastern end of University Avenue. The University Neighborhood is bounded by Chicago Avenue to the west, Spruce Street and the City boundary to the north, Le Conte Drive and University Drive to the south, and the City boundary to the east. The Neighborhood is contiguous with three other established City Neighborhoods: Eastside to the west, Hunter Industrial Park to the north, and Canyon Crest to the south.

What is a Neighborhood Plan?

The City of Riverside General Plan 2025 identifies the City's twenty-eight neighborhoods as the fundamental building blocks of the City, and places a high priority on their protection and enhancement. To accomplish this, the General Plan Land Use and Urban Design includes a Neighborhood Plan for each of the neighborhoods. Policy LU-30.8 sets out to develop and amend each of the twenty-six residential Neighborhood Plans with the participation of residents and property owners of each neighborhood. The Neighborhood Plans are intended to provide more detailed policies, tools and concepts for each neighborhood. The General Plan provides a Citywide Vision with concepts, Objectives and Policies to achieve the Vision. The University Neighborhood Plan implements and supplements the Vision, concepts, Objectives and Policies of the General Plan.



Relationship of the Neighborhood Plan to the Riverside General Plan 2025

The Land Use and Urban Design Element of the Riverside General Plan 2025 defines specific Objectives and Policies for each of the City's twenty-eight neighborhoods. The Objectives and Policies developed as part of the General Plan 2025 Program specific to the University Neighborhood were reviewed with the neighborhood, who determined they should be integrated into this document and removed from the Land Use Element of the General Plan document. Table 1 below indicates the new numbering associated with the Objectives and Policies found within this document as a result of this change. The original Objectives and Policies remain the same, only the numbering has changed. However, additional Policies and Implementation Tools have been added through the neighborhood planning process.





Table 1: Revised Objective and Policy Numbers

<i>Number Previously Used in General Plan 2025</i>	<i>Revised Number Used in University Neighborhood Plan</i>
Objective LU-81	Objective UNP 1
Policy LU-81.1	Policy UNP 1.1
Policy LU-81.2	Policy UNP 1.3
Policy LU-81.3	Policy UNP 1.4
Policy LU-81.4	Policy UNP 1.5
Objective LU-82	Objective UNP 2
Policy LU-82.1	Policy UNP 2.1
Objective LU-83	Objective UNP 4
Policy LU-83.1	Policy UNP 4.1
Policy LU-83.2	Policy UNP 4.2
Policy LU-83.3	Policy UNP 4.3
Objective LU-84	Objective UNP 5
Policy LU-84.1	Policy UNP 5.1
Policy LU-84.2	Policy UNP 5.2

How is the University Neighborhood Plan Organized?

The University Neighborhood Plan is organized into seven sections that include a/an:

- **Introduction/Background** section, which defines the Planning Area, explains the relationship of the University Neighborhood Plan to the City of Riverside General Plan for 2025, provides a brief history of the University Neighborhood and describes other plans that will or could affect the University Neighborhood;
- **Community Participation and Neighborhood Vision** section, which explains the important role of the University Neighborhood in developing the plan and the Neighborhood's Vision for the Planning Area;
- **Urban Design** section, which describes the Citywide Urban Design Framework for the University Neighborhood Plan and further articulates a Neighborhood Urban Design Framework;
- **Land Use** section, which describes land uses for the University Neighborhood, recommends enhancements to residential areas and encourages developing partnerships with residents and UCR;
- **Circulation and Community Mobility** section, which proposes several enhancements to the Citywide Circulation Element of the General Plan to achieve the Neighborhood's Vision and to resolve several traffic and parking challenges identified by the Neighborhood;





- **Public Realm** section, which describes how the public facilities in the Neighborhood can be supplemented and linked through enhanced streetscapes and a new, linear open space;
- **Implementation** section, which summarizes the proposed Implementation Tools, assigns responsible agencies and designates appropriate timeframes.

History of the University Neighborhood

The University Neighborhood is a relatively new neighborhood whose development coincides with the growth of the University of California, Riverside. The northeast portion of the Neighborhood consists primarily of single-family residential subdivisions that were constructed in the 1960s. The remainder of the Planning Area is comprised of a mix of apartments, trailer parks and single-family residences developed in a more piecemeal fashion over the same time period.

The University Neighborhood derives its name from its proximity to the University of California, Riverside, which moved from its initial location at the base of Mt. Rubidoux to the northeastern portion of the City in 1918. From 1918 to 1948, the University of California operated a Citrus Experiment Station near the Gage Canal, and there were no other University facilities. In 1948, a committee of the State Legislature recommended that a small liberal arts college be constructed near the University of California's Citrus Experiment Station. The development of the University was delayed by the Korean War, and the first core campus buildings were not completed until 1954. Five years later, in 1959, the UC Regents declared UCR a "General Campus," which resulted in planning efforts for a much larger institution.

Since its beginnings, the growth and development of the University has been intertwined with the surrounding residential areas. In 1964, the first Long Range Development Plan for the campus proposed an enrollment of 10,000 students. Since then, the campus has experienced rapid growth and constructed new facilities for the Fine Arts, Humanities, Sciences and Social Sciences. The 2005 Long Range Development Plan anticipates a student enrollment of 25,000 by the year 2015. This growth will have a significant impact on the surrounding Neighborhood.

The growth of UCR has caused concern among the neighbors of UCR, many of whom believe that the quality of life they have enjoyed for many years is now being or will be compromised. This response to growth has created a "town-gown" conflict in which residents feel that some of the goals and actions of the University are in conflict with the values of those who live adjacent to campus.





Relationship of the University Neighborhood to Other Plans

In addition to the City of Riverside General Plan 2025, there are several other plans that have concepts or policies that will, or could potentially affect the University Neighborhood.

University Avenue Specific Plan

The University Avenue Specific Plan was prepared in 1993 to promote the rejuvenation of the environment along the University Avenue corridor, while establishing a more appropriate mix of land uses and encouraging high-quality development. This plan recognizes that University Avenue provides the primary link between downtown and the UCR campus. The plan proposes strengthening this connection by improving the visual quality of the street with landscaping, an improved pedestrian environment and the promotion of non-automotive transportation modes between UCR and Downtown.

Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) provides for the protection of species and habitats within a 1.25 million acre area that includes fourteen cities and all unincorporated Riverside County land west of the San Jacinto Mountains to the Orange County line. The plan, which conserves 146 plant and animal species and 500,000 acres of habitat, is one of the largest conservation efforts ever attempted in the State.

The plan identifies the Box Springs Mountain Reserve Park at the easterly edge of the University Neighborhood and Sycamore Canyon Wilderness Park near the southerly edge of the Neighborhood as two important conservation areas that are connected by a regional wildlife corridor. The preservation of these areas is an important goal for many residents who want to see the protection of flora and fauna that are native to the region.

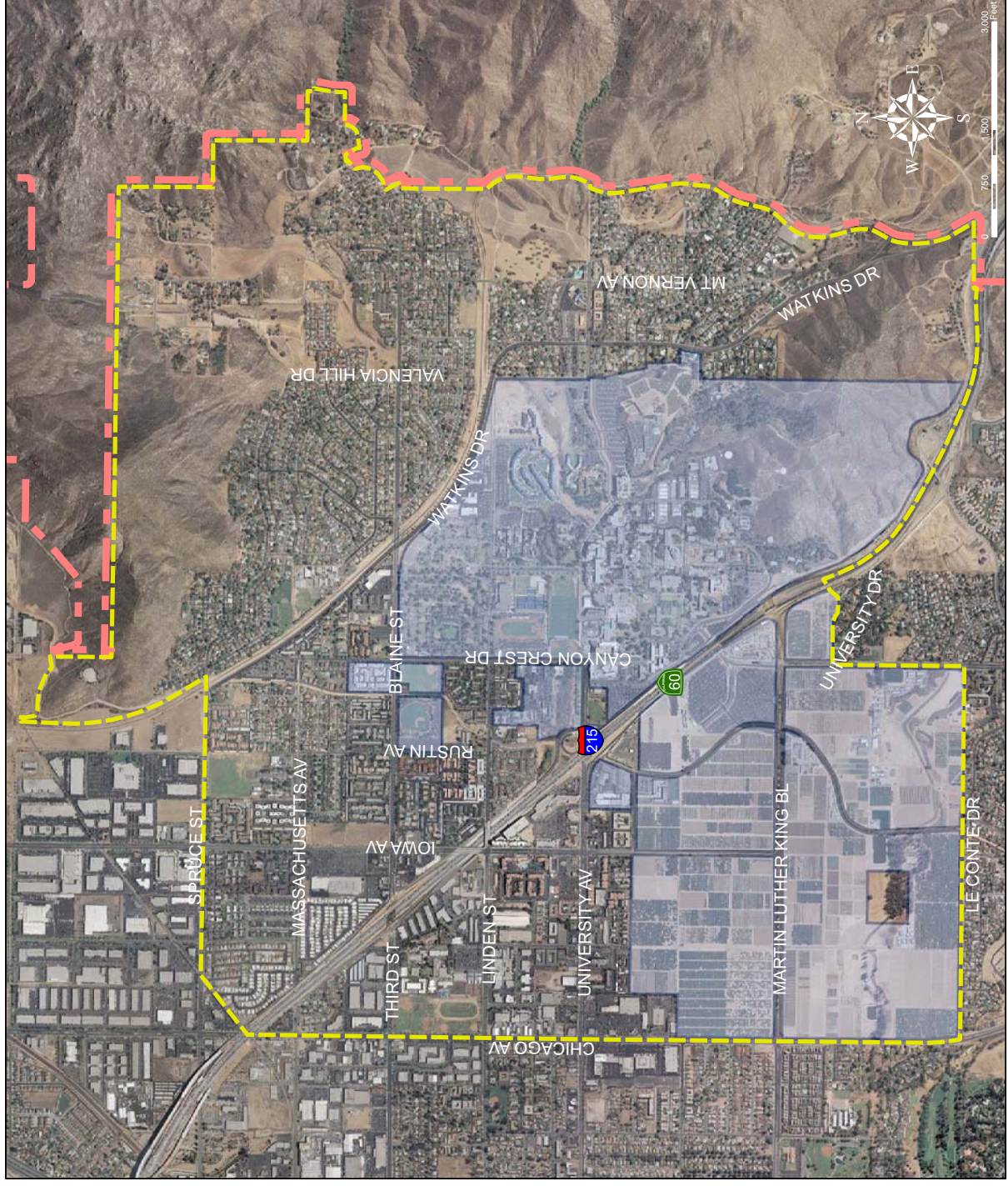
Sycamore Canyon Specific Plan

The Sycamore Canyon Specific Plan was adopted in 1984 to help guide development and preserve open space within the Sycamore Canyon area.

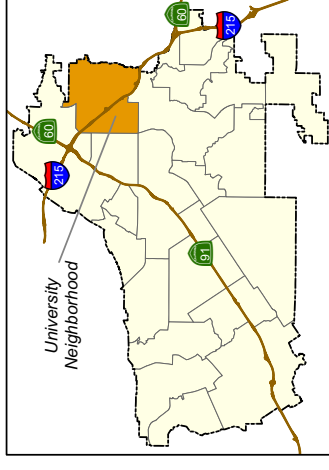
University Community Plan Addendum

The University Community Plan Addendum was developed several years ago in parallel with the early stages of the update of the Long-Range Development Plan (LRDP) by UCR. Though not formally adopted, the analyses for the Addendum have partially informed the current preparation of the University Neighborhood Plan. A significant conclusion reached in preparing the Addendum was that there are not sufficient vacant sites immediately around UCR to provide the off-campus housing that is essential for students, faculty, administration and staff as the University increases its enrollment in the years ahead. Although the LRDP has a goal of providing 50% of the required student housing on campus, sufficient opportunities for off campus housing for students, faculty and staff need to be identified.





UNIVERSITY NEIGHBORHOOD PLAN



LEGEND

- UCR
- UNIVERSITY NEIGHBORHOOD
- RIVERSIDE CITY BOUNDARY



FIGURE 1:
UNIVERSITY NEIGHBORHOOD
PLANNING AREA



The Addendum identified the potential to channel the UCR off-campus housing demand to portions of University Avenue, the Riverside Marketplace and Downtown. This would provide an impetus for further revitalization of these areas and relieve pressure for more housing at the immediate edges of UCR in the University Neighborhood. This revitalization could also create the potential for an expanded range of housing choices for Riverside residents and students, faculty, administration and staff who would like to live near UCR in either historic districts or new areas. Residents of these areas would also have attractive alternatives to the automobile for many daily trips.

Downtown Specific Plan

The Downtown Specific Plan defines a variety of housing, retail and cultural opportunities for both City of Riverside residents and UCR. The plan calls for the preservation of unique historic neighborhoods and the development of new housing types in sensitive new infill projects and adaptively reused historic structures.

Riverside Marketplace Specific Plan

The original Riverside Marketplace Specific Plan, adopted over a decade ago, defined a strategy for the historic preservation and adaptive reuse of this area's historic railroad depots and citrus packing plants. Aided by the City's success in obtaining a federal grant for over 6 million dollars, the blight has been removed, new infrastructure has been constructed and many of the historic structures have been restored and adaptively reused. City residents and UCR students and faculty alike now enjoy the distinctive restaurants, coffee galleries and entertainment venues located in the historic structures of the Marketplace. The Marketplace Specific Plan is currently being updated to accommodate transit-oriented development over the large surface parking lots located adjacent to the Downtown Riverside Metrolink Station.

University Avenue Charrette and Action Plan

Adopted in 2006, the University Avenue Charrette and Action Plan was a joint effort with the University of California, Riverside (UCR) that analyzed and prioritized key action items that could be accomplished on University Avenue that would make a significant difference in the Avenue's economic viability and quality of life.

The Action Plan was guided by recommendations from a team of expert consultants from various disciplines and presented before key stakeholder groups representing the business, education, and development communities as well as local residents where the action items were further refined.





Since adoption, the City has actively begun to implement many of the action items outlined in the Plan and developed new action items. These action items address a range of issues including safety, security, housing, business attraction and retention, employment, enhanced community facilities, development standards, education opportunities, greater coordination between the City and UCR, and enhanced transit opportunities.

Best Practices

In addition to the planning considerations noted above, research of best practices was conducted to learn from the experience of other communities in planning for the relationships between a University and its surrounding neighborhood. The sources determined to be relevant, and that were considered in developing the University Neighborhood Plan, are identified in Appendix 1 – Bibliography of Best Planning Practices.

